



Town of Brookline

Massachusetts

Planning Board

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Mark J. Zarrillo, Chairman
Linda Hamlin, Clerk
Robert Cook
Steve Heikin
Steven R. Kanes
Sergio Modigliani
Jonathan Simpson

BROOKLINE PLANNING BOARD MEETING MINUTES

Room 111, 1st Floor, Brookline Town Hall

June 11, 2014 – 8:30 a.m.

Board Present: Mark Zarrillo, Linda Hamlin, Robert Cook, Steven Heikin, Steven Kanes, and Sergio Modigliani

Staff Present: Polly Selkoe and Timothy Richard

SITE VISIT

21-39 Sears Road

Prior to its regular meeting, the Planning Board made a site visit to 21–39 Sears Road to view the property where there is a proposal to construct a common driveway to serve five lots. The Planning Board requested that for its next site visit and/or meeting, the developer submit alternatives for road locations overlaid on plans that show the existing trees and topography.

SIGN & FAÇADE REVIEW

Linda Hamlin called the meeting to order.

361 Boylston Street – Install new façade sign for Restorers Without Borders (formerly A Room With A Vieux)

Timothy Richard described the proposal to install a new façade sign.

The Board found the signage attractive and acceptable as proposed.

Linda Hamlin ***motioned to approve.***

Robert Cook ***seconded*** the motion.

After discussion, the Board (5-0) unanimously

VOTED: to approve the plans by the proposal by Instant Sign Center, dated 5/2/14, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans for the facade signage indicating all dimensions and letter heights and materials, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Any future window signage is subject to the review and approval of the Assistant Director of Regulatory Planning.

DISCUSSION OF COMPREHENSIVE PLAN AND ZONING BYLAW

Sergio Modigliani passed out a memo from the Override Study Committee that discussed issues that were raised regarding future planning for school facilities.

Steve Heikin asked when the Comprehensive Plan expired. Polly Selkoe explained that Planning Director Alison Steinfeld believes there is not a requirement to update the Comprehensive Plan and would prefer to address some of the action items delineated in the current Comprehensive Plan.

Mark Zarrillo thought that any zoning changes should reflect the current Comprehensive Plan and focus on the action items.

Linda Hamlin said that, as members of the Planning Board, they can see trends in cases that come before them and should take the issues they regularly see into account and consider addressing them.

Carla Benka said that there were a lot of different pieces that should be taken into consideration.

Steve Heikin said that the goal of the Zoning Bylaw and Comprehensive Plan should not be to stop growth but to regulate it.

Sergio Modigliani thought that the town should look into its existing needs.

Linda Hamlin wondered how they could organize the different parts of the needs of the town and achieve a plan that is reasonable, and thought that other departments should be active and involved.

Polly Selkoe discussed how much time and effort goes into proposing zoning amendments and it was frustrating that at the recent Town Meeting, members did not really understand the amendment re: Accessory Domestic Dwelling units, and the amendment was not approved based on erroneous assumptions.

Mark Zarrillo thought that zoning should stem from the Comprehensive Plan. Steve Heikin agreed and thought the Board should review the Comprehensive Plan and then have another meeting to discuss it.

Sergio Modigliani thought that they could look at the Comprehensive Plan and ask how things will change between 2015 and 2025.

Steve Kanen thought that they should not take on a bigger project than is reasonable and that to attempt to revise the entire Zoning Bylaw would be overwhelming.

Carla Benka added that one reason the Toxteth neighborhood proposed an NCD, rather than a zoning change, is that it is so much more flexible than zoning.

Polly Selkoe suggested that the Planning Board set another meeting after reading the Comprehensive Plan and invite Alison Steinfeld to discuss it and potential zoning changes.

MINUTES of May 28, 2014

Steve Heikin *motioned to approve* the minutes from May 28, 2014.

Robert Cook *seconded* the motion.

VOTED: (4-0) to approve minutes as revised.

MEETING ADJOURNED.

Materials Reviewed During Meeting

Staff Reports

Plans and Designs